



Invitation to Bid HNS 21-3

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 1900 Garibaldi Ave	
Bid Walk: 7/9/2020 at 9:00 am (THURSDAY)	
Bid Opening: 7/16/2020 at 2:00 pm (THURSDAY)	
Client Name: Mark Smagner	Rehab and Lead
Project Manager: Elizabeth Lamy	Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 704-620-9090.

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **1900 Garibaldi Ave** to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: _____ Number of Pages: _____

Addenda # 1 Dated: _____ Number of Pages: _____

Addenda # 2 Dated: _____ Number of Pages: _____

Project Schedule: (A DATE must be included here or the bid will be nonresponsive)

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm: _____

Authorized Representative Name: _____

Signature: _____ Date: _____



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 336-3333 desk
(704) 620-9090 cell
elamy@charlottenc.gov

HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

<G:\SELECTIVE REHAB TEAM\forms\bid forms and documents\Invitation to bid WARREN>

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

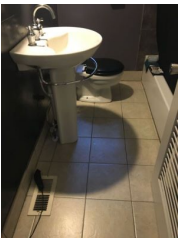
Property Details

Address:	1900 Garibaldi Ave Charlotte, NC 28208	Owner:	Mark Smagner
Structure Type:	Single Unit	Owner Phone:	Cell: (919) 607-6770
Square Feet:	1046	Program(s):	Healthy Homes Tested- HAS LEAD Targeted FY19 (CDBG)
Year Built:	1940		
Property Value:	75600		
Tax Parcel:	06707128		
Census Tract:			
Property Zone:	Council District 3		

GFCI Receptacle 20 AMP

BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Insulate Floor R-19

CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Vapor Barrier

CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

***A vapor barrier is currently installed, but is missing/damaged in multiple locations.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Exterior Fascia

EXTERIOR

Exterior

Prep and paint all exterior painted fascia on gable ends of the home ONLY. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

***Price shall also include repair to molding on right side of the gable. Paint repaired area to match existing.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

***Work shall also include installation of a new ridge vent (there currently is not one installed).

***Work shall also include abandoning vent for a whole house attic fan as it is no longer in service.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (3) detectors.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Exterminate Termites

GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Electric Tabletop Water Heater

KITCHEN

Install a 38-gallon electric tabletop water heater. Unit shall be insulated, have a glass-lined tank and temperature and pressure relief valve. Water heater shall have a 6-year warranty.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed. ***Price shall be for changing out (2) existing outlets to become GFCIs.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

1900 Garibaldi Ave

Complete the following scope of work:

Item #	Feature	Method	Quantity	Each	COST
1	Exterior - Side A, Window 3 Casing	Scrape loose paint and re-paint	1		
2	Exterior - Side C Door Jamb	Scrape loose paint and re-paint	1		

TOTAL

- Contractors may submit an occupant protection plan on the form provided.
Contact EI if an additional form is needed
- Complete all interior work in a unit in a single day. Any newly installed materials shall be primed and painted.
- Allow for replacement of 50 board feet of rotted wood.
- Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
- Contact EI to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

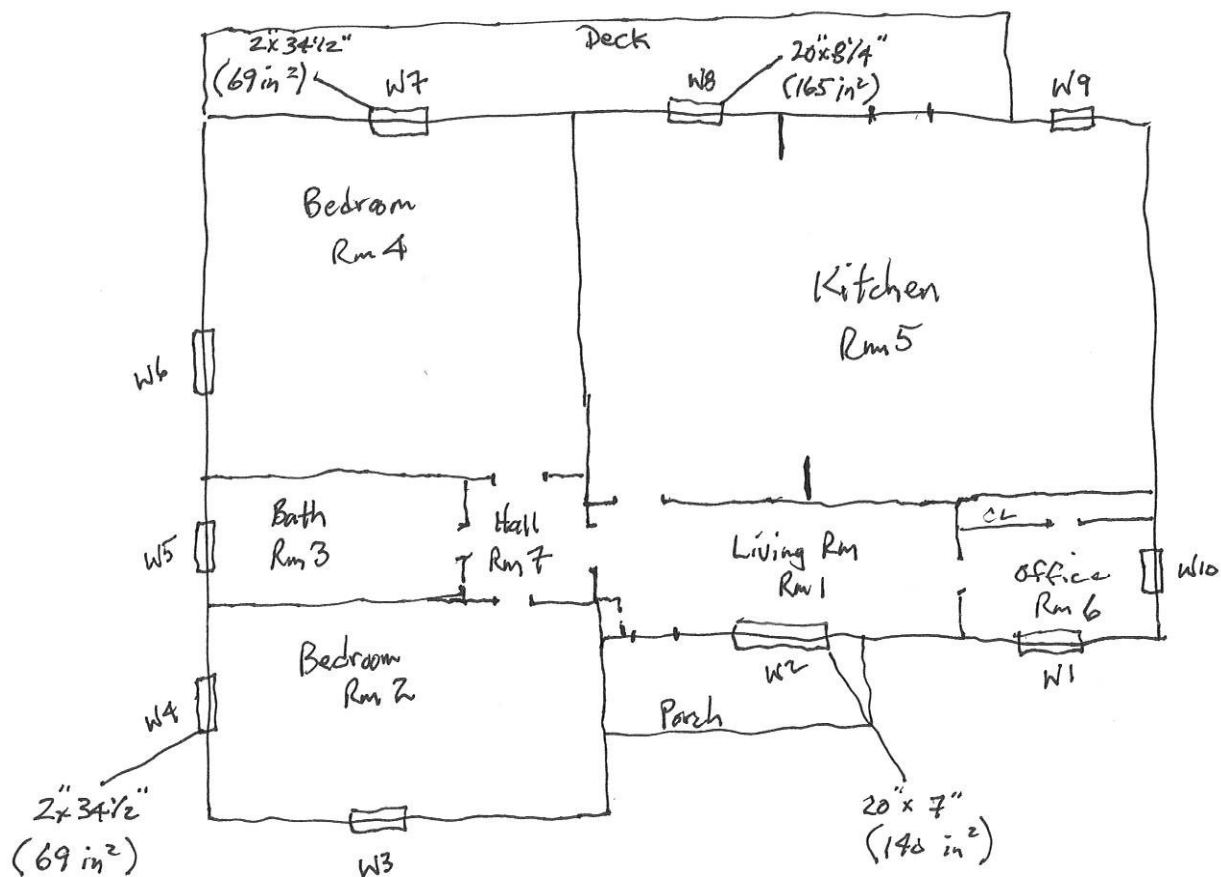
Address:

Phone:

1900 GARIBALDI Ave.

9/6/19

Notes:



← 1900 Garibaldi Ave →